



53, Kings Drive, Hanham, Bristol, South  
Gloucestershire, BS15 3JJ

£462,750

**ONLY BY STEPPING OVER THE THRESHOLD OF THIS SUPER PROPERTY WILL YOU APPRECIATE ALL THAT'S ON OFFER.** We are delighted to offer this well presented family home which has been extended and greatly improved by the current owners. The property occupies a sought after cul de sac location and offers spacious, light and airy accommodation comprising of an entrance hall, a generous lounge, a stunning open concept kitchen/breakfast room/dining area, a conservatory, three good sized bedrooms, ensuite to bedroom three and a family bathroom. Further benefits include gas central heating, Upvc double glazing, a garage, driveway parking for three cars and a private, west facing rear garden. Well placed for all local schools and the High Street of Hanham with its array of independent shops, cafes, and public houses and well place for bus routes to Bristol and Bath City centres. Internal viewing of this lovely property is advised. **(THE OWNERS OF THIS PROPERTY HAVE IDENTIFIED A PROPERTY THEY WISH TO PURCHASE**

### Entrance

Upvc double glazed. Obscure French doors to the storm porch.

### Storm Porch

Upvc double glazed door with matching side panels to the hallway, tiled floor.

### Entrance Hallway

Staircase to the first floor, radiator, under stair storage cupboards, coving, radiator, glazed door to the open concept kitchen/lounge/dining and study area.

### Kitchen/Study

28' 0" max x 15' 4" narrowing to 1.36m (8.53m x 4.67m)

Upvc double glazed window and door to the rear, extensive range of wall and base units with pan drawers and pantry cupboards, granite worktops incorporating breakfast bar, inset sink with mixer tap, integrated washing machine, integrated dishwasher, integrated tumble dryer, space for an American style fridge/freezer, stainless steel range cooker with tiled splashbacks, cooker hood, kick plate heating, double radiator, inset spot lights, under floor

heating. There is a study / office area tucked away which leads from the kitchen. Opening into the dining area.

### Dining Area

12' 2" x 11' 1" (3.70m x 3.37m)

Sliding patio doors leading into the conservatory, vertical radiator, coving, opening into the lounge.

### Lounge

13' 9" into the bay x 12' 4" (4.19m x 3.77m)

Upvc double glazed bay window to the front, feature fire recess, coving and TV point.

### Conservatory

10' 6" x 9' 1" (3.19m x 2.78m)

Upvc double glazed construction on a dwarf wall with thermal roof, tiled floor, double radiator, Upvc double glazed French doors to the rear garden.

### First Floor Landing

Loft access to a insulated, boarded loft space with ladder, light and skylight, doors into bedrooms and bathroom.





### Bedroom One

14' 1" x 8' 11" to wardrobes (4.30m x 2.71m)  
Upvc double glazed window to the front, range of mirror fronted fitted wardrobes, radiator and coving.

### Bedroom Two

12' 2" x 11' 4" (3.70m x 3.45m)  
Upvc double glazed window to the rear, range of mirror fronted fitted wardrobes, radiator, coving.

### Bedroom Three

12' 8" x 8' 10" (3.87m x 2.70m) + 15' 2" x 4.5 x (4.62m x 1.34m)

Two Upvc double glazed windows to the front , obscure window to the side, Velux window, two double radiators, coving, inset spot lights, laminate flooring.



### En Suite /Wet Room

5' 1" x 4' 5" (1.55m x 1.35m)  
Upvc double glazed window to the rear, fully tiled walls, tiled flooring, vanity unit with wash hand basin with mixer tap, rainfall shower and hand held shower attachment, heated towel rail.

### Bathroom

6' 9" x 5' 1" (2.05m x 1.54m)  
Upvc double glazed obscure window to the rear, modern white suite comprising of a panel bath with rainfall shower and separate hand held shower attachment, low level WC, pedestal wash hand basin, inset spot lights, shaver light and socket, heated towel rail, fully tiled walls.



### Front garden

The front garden provides off street parking for two/three cars.

## Rear Garden

The enclosed, private rear garden is of a generous size, west facing and laid to patio and artificial grass, outside tap and lighting.

## Tenure

Freehold

## Council Tax Band

Band D

## Local Authority

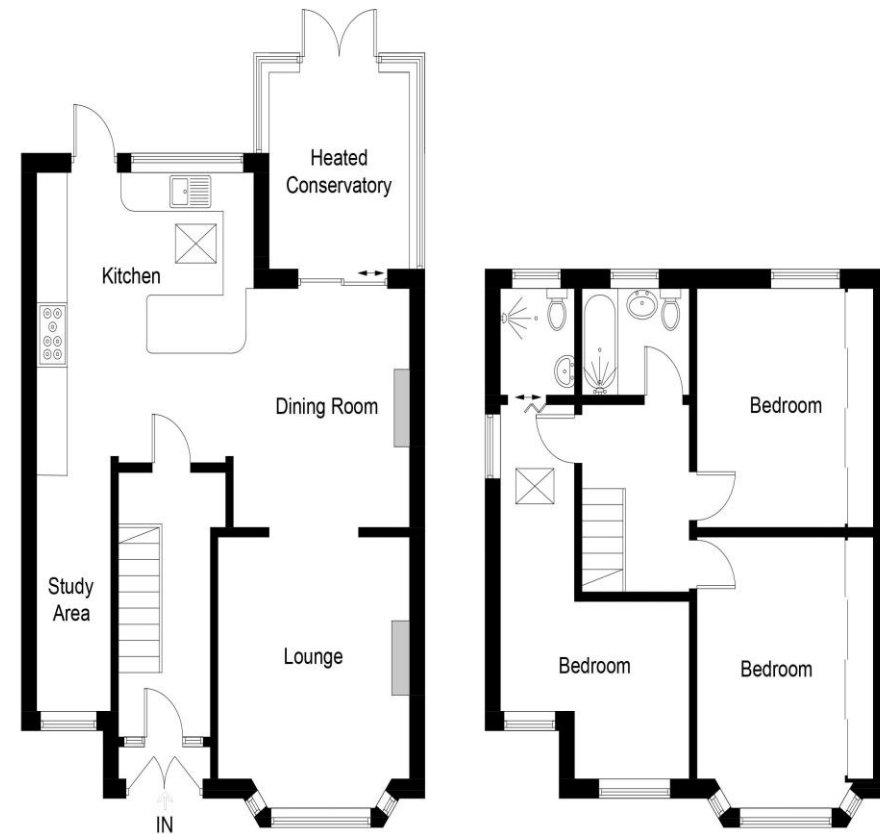
South Gloucestershire

## EPC Rating

D

## 53 Kings Drive

Approximate Gross Internal Area = 127.9 sq m / 1377 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1040622  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision

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Bristol